CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY – April 22, 2022 VIRTUAL MEETING

THE CHAIRMAN HAS DETERMINED THAT AN IN-PERSON MEETING IS NOT PRACTICAL OR PRUDENT. ACCORDINGLY, ATTENDANCE AT THIS MEETING WILL NOT HAVE A PHYSICAL LOCATION AND WILL BE BY REMOTE MEANS ONLY. INSTRUCTIONS FOR HOW TO ACCESS THIS MEETING, PROVIDE WRITTEN COMMENT AND PARTICIPATE IN PUBLIC TESTIMONY ARE PROVIDED ON THE BOARD'S WEBSITE: WWW.CHICAGO.GOV/ZBA.

VIRTUALLY PRESENT VIA TELECONFERENCE FOR ALL OR SOME PORTIONS

Timothy Knudsen Zurich Esposito Brian Sanchez Jolene Saul Sam Toia

The Chairman called the meeting to order at 9:10 AM. The Chairman then undertook a roll call to establish the presence of a quorum. The hearings commenced with five members present (Chairman, Esposito, Sanchez, Saul, and Toia).

Motion to approve the minutes from the March 18, 2022 regular meeting of the Zoning Board of Appeals ("Board") made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

Motion to approve the agenda for the April 22, 2022 regular meeting of Board made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

9:00 AM

SPECIAL USE EXTENSION

436-20-S ZONING DISTRICT: B3-3 WARD: 3 **APPLICANT:** Jokes and Notes, Inc. dba Renaissance Bronzeville

OWNER: 4641 S. King Drive Trust

PREMISES AFFECTED: 4641 S. Dr. Martin Luther King Jr. Dr.

SUBJECT: Application for a special use to establish a proposed 375 square

foot one-story addition and to add a 1,190 square foot at grade patio in the rear of the existing tavern in an existing one-story

commercial building.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

REGULAR CALL

104-22-S ZONING DISTRICT: B3-1 WARD: 34

APPLICANT: Cortez Prince dba Lucky's 725, LLC

OWNER: Kavya Realty, LLC **PREMISES AFFECTED:** 725 W. 111th Street

SUBJECT: Application for a special use to establish a hair salon/ barber shop.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

105-22-S ZONING DISTRICT: B3-1 WARD: 1

APPLICANT: Robin King dba Seekr Seer Productions, LLC

OWNER: Miden Property Holdings, LLC c/o Luxury Property Management

PREMISES AFFECTED: 1851 W. Chicago Avenue

SUBJECT: Application for a special use to establish a body art/ tattoo facility.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

106-22-Z ZONING DISTRICT: RS-1 WARD: 4

APPLICANT: Martin Nesbitt

OWNER: Martin Nesbitt and Anita Blanchard

PREMISES AFFECTED: 4820 S. Woodlawn Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 80.22' to 0.67', south side setback from 6' to zero (north to

be 0.33), combined side yard setback from 18' to 1.58' for a proposed wrought iron fence and masonry columns at 6.5' tall at

the front of the existing three-story residence.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

107-22-Z ZONING DISTRICT: RT-4 WARD: 1

APPLICANT: 1407 N Hoyne, LLC Same as applicant **PREMISES AFFECTED:** 1407 N. Hoyne Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 42' to 25.08', north side setback from 5' to 0.11' (south to be 9.54' which abuts a public street) combined side yard setback to be 9.65' for a proposed new second story addition and third story addition, a new rear two-story addition, new basement level addition containing an indoor pool and one new unenclosed

parking space on an existing four-story single-family residence and an existing rear two-story building containing two new enclosed

parking spaces.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

108-22-Z ZONING DISTRICT: RM-5 WARD: 44

APPLICANT: 3335-3337 N. Sheffield, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 3335-37 N. Sheffield Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 9.23' to 3.0' rear setback from 33.56' to 25.23' for a proposed four-story seven dwelling unit building, the rear building

projects and seven interior and exterior parking stalls.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas - Chairman, Esposito, Sanchez, Saul, and Toia.

109-22-Z **ZONING DISTRICT: RM-5 WARD: 44**

APPLICANT: 3335-3357 N. Sheffield, LLC

Same as applicant **OWNER:**

3335-37 N. Sheffield Avenue PREMISES AFFECTED:

Application for a variation to reduce the rear yard open space from **SUBJECT:**

> the required 293.67 square feet to 0.9 square feet for a proposed four-story, seven dwelling unit building, the rear building projects,

seven interior and exterior parking stalls.

Motion to approve made by Chairman. Second by Toia.

Motion carried 5-0; yeas - Chairman, Esposito, Sanchez, Saul,

and Toia.

110-22-Z **ZONING DISTRICT: RS-3 WARD: 32**

APPLICANT: MJ Bar Holdings, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 2708 N. Albany Avenue

Application for a variation to increase the existing non-conforming **SUBJECT:**

> floor area from 3,705.42 square feet to 4,255.42 square feet for a proposed rear two-story addition to the existing three-story, two dwelling unit building to deconvert to a single-family residence

and new detached two car garage with rooftop deck.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas - Chairman, Esposito, Sanchez, Saul, and Toia.

111-22-S **ZONING DISTRICT: B3-5 WARD: 28**

APPLICANT: Neighborhood Little Italy

Same as applicant **OWNER:**

1429-31 W. Taylor Street PREMISES AFFECTED:

Application for a special use to convert an existing four-story **SUBJECT:**

museum into a five story thirty-five room hotel with ground floor

retail.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas - Chairman, Esposito, Sanchez, Saul, and Toia.

112-22-Z **ZONING DISTRICT: B3-5 WARD: 28**

Neighborhood Little Italy, LLC **APPLICANT:**

Same as applicant **OWNER:**

PREMISES AFFECTED: 1429-31 W. Taylor Street

Application for a variation to reduce the required of-street parking **SUBJECT:**

spaces from thirteen to two to convert an existing four-story museum to a thirty-five room five-story hotel with ground floor

retail. This is a transit served location.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

At 10:56 AM, Chairman made a motion to recess until 11:10 AM. Second by Toia. Motion carried 5-0: yeas – Chairman, Esposito, Sanchez, Saul, and Toia. The Board then stood in recess until 11:10 AM.

At 11:10 AM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 5-0: yeas – Chairman, Esposito, Sanchez, Saul, and Toia. The Board then reconvened at 11:10 AM.

113-22-S ZONING DISTRICT: B3-2 WARD: 43

APPLICANT: Amanda Diedrich dba Blohaute, Inc.

OWNER: Karyai, LLC

PREMISES AFFECTED: 807 W. Dickens Avenue

SUBJECT: Application for a special use to establish a hair salon.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

114-22-Z ZONING DISTRICT: B2-3 WARD: 47

APPLICANT: 3350 N Ashland, LLC

OWNER: Robert Singer

PREMISES AFFECTED: 3352 N. Ashland Avenue

SUBJECT: Application for a variation to reduce the rear setback from 30' to

23.5' for a proposed five-story, eight dwelling unit building with

required on-site parking.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

115-22-Z ZONING DISTRICT: C1-2 WARD: 5

APPLICANT: South Chicago Blues Club, Inc. dba Lee's Unleaded Blues

OWNER: South Chicago Blues Property, LLC **PREMISES AFFECTED:** 7401 S. South Chicago Avenue

SUBJECT: Application for a variation to establish a public place of

amusement license to provide live entertainment and charging at the door which is with 125' of a residential zoning district.

Motion to approve made by Chairman. Second by Toia.

Motion carried 5-0; yeas - Chairman, Esposito, Sanchez, Saul,

and Toia.

116-22-Z ZONING DISTRICT: RT-4 WARD: 11

APPLICANT: LocHomes, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 1946 S. Des Plaines Street

SUBJECT: Application for a variation to reduce the minimum lot area from

the required 3,000 square feet to 2,925 square feet for a proposed three-story, three-dwelling unit building with detached three-car

garage.

Continued to June 17, 2022

117-22-Z ZONING DISTRICT: RT-4 WARD: 11

APPLICANT: LocHomes, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 1946 S. Des Plaines Street

SUBJECT: Application for a variation to reduce the front setback from 10.97'

to 8', rear setback from 29.25' to 2.08', north setback from 2.4' to zero (south to be zero), combined side yard setback from 6' to zero

for a proposed three-story, three dwelling unit building with

detached three-car garage. Continued to June 17, 2022

118-22-Z ZONING DISTRICT: RT-4 WARD: 11

APPLICANT: LocHomes, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 2000 S. Des Plaines Street

SUBJECT: Application for a variation to reduce the lot area from the required

3,000 square feet to 2,925 square feet for a proposed three-story, three dwelling unit building with detached three-car garage.

Continued to June 17, 2022

119-22-Z ZONING DISTRICT: RT-4 WARD: 11

APPLICANT: LocHomes, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 2000 S. Des Plaines Street

SUBJECT: Application for a variation to reduce the front setback from the

required 12.27 to 8', rear setback from 29.25' to 2.08', north side setback from 2.4' to zero (south to be zero), combined side yard setback from 6' to zero for a proposed three-story, three dwelling

unit building with detached three-car garage.

Continued to June 17, 2022

120-22-Z ZONING DISTRICT: RT-4 WARD: 20

APPLICANT: Noble Network of Charter Schools OWNER: Chicago Board of Education PREMISES AFFECTED: 6350 S. Stewart Avenue

SUBJECT: Application for a variation to reduce the front setback from 15' to

0.33' for a proposed planter with attached benches and new louvered roof supported by column over entry plaza for the

existing school.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

121-22-Z ZONING DISTRICT: RT-4 WARD: 20

APPLICANT: Noble Network of Charter Schools OWNER: Chicago Board of Education PREMISES AFFECTED: 6350 S. Stewart Avenue

SUBJECT: Application for a variation to waive the interior landscape (around

730 square feet and six trees) and to waive 7' landscape setback (with trees and shrubs) along 64th street and S. Eggleston Avenue and to allow an existing ornamental metal fence to remain at the

property line instead of 5' from the property line for the existing

charter school with on-site parking lot.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

122-22-S ZONING DISTRICT: B3-2 WARD: 44

APPLICANT: Southport Salon Concepts, LLC dba Indira Salon and Spa.

OWNER: Total Recall, LLC

PREMISES AFFECTED: 3337 N. Southport Avenue

SUBJECT: Application for a special use to establish a hair / nail salon.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

123-22-S ZONING DISTRICT: B3-2 WARD: 44 APPLICANT: Southport Salon Concepts, LLC dba Indira salon and Spa

OWNER: Total Recall, LLC

PREMISES AFFECTED: 3337 N. Southport Avenue

SUBJECT: Application for a special use to establish a massage establishment.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

124-22-A ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Connolly Brothers, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 3135 N. Oakley Avenue

SUBJECT: Application for an appeal to an appeal from the decision of the

office of the Zoning Administrator in refusing to permit the

conversion of a two dwelling unit building to a three dwelling unit building. There is an existing DOB permit #100196486 to convert from a three dwelling unit building to a two dwelling unit building. Motion to affirm the decision of the Zoning Administrator made by Chairman. Second by Toia. Motion failed and the decision of the Zoning Administrator is reversed 1-4; yeas – Saul; nays –

Chairman, Esposito, Sanchez, and Toia.

125-22-S ZONING DISTRICT: B3-2 WARD: 32

APPLICANT: Clarke 2112, LLC series 3018-24 W. Armitage

dba Chicago Salon Suites

OWNER: Same as applicant

PREMISES AFFECTED: 3018-24 W. Armitage Avenue

SUBJECT: Application for a special use to establish a hair and nail salon.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

126-22-S ZONING DISTRICT: B3-2 WARD: 43

APPLICANT: Clarke 2112, LLC Series 2724 N. Lincoln

dba Chicago Salon Suites

OWNER: Same as applicant

PREMISES AFFECTED: 2724-28 N. Lincoln Avenue

SUBJECT: Application for a special use to establish a hair / nail salon.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

127-22-S ZONING DISTRICT: B3-2 WARD: 46 APPLICANT: Shivdada, Inc. dba Clarendon Food Wine and Spirits

OWNER: Clarendon Gordon Building, LLC **PREMISES AFFECTED:** 4183-85 N. Clarendon Avenue

SUBJECT: Application for a special use to establish a liquor store.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

At 1:11 PM, Chairman made a motion to recess until 1:45 PM. Second by Toia. Motion carried 5-0: yeas – Chairman, Esposito, Sanchez, Saul, and Toia. The Board then stood in recess until 1:45 PM.

At 1:45 PM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 4-0: yeas – Chairman, Esposito, Sanchez, and Toia. The Board then reconvened at 1:45 PM. Saul rejoined the meeting at 1:46 PM.

128-22-Z ZONING DISTRICT: RT-4 WARD: 26

APPLICANT: 2426 Augusta, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 2426 W. Augusta Boulevard

SUBJECT: Application for a variation to reduce the minimum lot area from

the required 3,000 square feet to 2,981.76 square feet for a proposed three-story, three dwelling unit building with three open

on-site parking spaces.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

129-22-S ZONING DISTRICT: B3-3 WARD: 27

APPLICANT: WJ South Ashland, LLC WJ South Ashland PREMISES AFFECTED: 224 S. Ashland Avenue

SUBJECT: Application for a special use to establish residential use below the

second floor for a proposed five-story, fifty-six dwelling unit building with a fifty-six-car garage on the first story with front and

rear balconies and rooftop deck with pergola.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

130-22-S ZONING DISTRICT: B3-3 WARD: 3

APPLICANT: Campus Construction, Inc.

OWNER: Same as applicant **PREMISES AFFECTED:** 4311 S. Indiana Avenue

SUBJECT: Application for a special use to establish residential use below the

second floor for a proposed three-story, three-dwelling unit building with rear open deck / stair and detached three-car garage.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

131-22-S ZONING DISTRICT: B3-3 WARD: 3

APPLICANT: Campus Construction, Inc.

OWNER: Same as applicant PREMISES AFFECTED: 4315 S. Indiana Avenue

SUBJECT: Application for a special use to establish residential use below the

second floor for a proposed three-story, three dwelling unit

building with rear open deck / stair and detached three car garage. Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

132-22-Z ZONING DISTRICT: B3-3 WARD: 3

APPLICANT: Campus Construction **OWNER:** Same as applicant **PREMISES AFFECTED:** 4315 S. Indiana Avenue

SUBJECT: Application for a variation to increase the maximum coverage of

the required rear setback by an accessory building from 480 square

feet to 525 square feet to serve a proposed three-story, three

dwelling unit building.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

133-22-S ZONING DISTRICT: B3-3 WARD: 3

APPLICANT: Campus Construction, Inc.

OWNER: Same as applicant **PREMISES AFFECTED:** 4317 S. Indiana Av

PREMISES AFFECTED: 4317 S. Indiana Avenue

SUBJECT: Application for a special use to establish residential use below the

second floor for a proposed three-story, three dwelling unit

building with rear open deck / stairs and detached three-car garage.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

134-22-Z ZONING DISTRICT: B3-3 WARD: 3

APPLICANT: Campus Construction, Inc.

OWNER: Same as applicant

PREMISES AFFECTED: 4317 S. Indiana Avenue

SUBJECT: Application for a variation to increase the maximum allowed

coverage of the rear setback by an accessory building from 480 square feet to 525 square feet for a three-car garage to serve a

proposed three-story, three dwelling unit building.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

135-22-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Jeff and Heather Becker OWNER: Same as applicant PREMISES AFFECTED: 1745 W. School Street

SUBJECT: Application for a variation to reduce the front setback from the

required 12.03' to 9.77', west setback from 3' to 2.92' (east to be 4.5'), combined side yard setback from 7.5' to 7.42' to permit the as built single family residence and detached garage with proposed

pergola and trellis to the existing garage roof deck.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

136-22-S ZONING DISTRICT: B3-2 WARD: 48

APPLICANT: Avery's Hair Emporium, Inc.

OWNER: Allen Jeong

PREMISES AFFECTED: 1455 1/2 W. Devon Street

SUBJECT: Application for a special use to establish a hair salon.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

137-22-Z ZONING DISTRICT: RS-3 WARD: 1

APPLICANT: J & P Contractors

OWNER: Marion Court Venture, LLC

PREMISES AFFECTED: 1243 N. Marion Ct.

SUBJECT: Application for a variation to reduce the front setback (N. Honore

St.) from the required 7.92' to 2', front property line setback for parking from 20' to 2' for a proposed two-story, single-family

residence and detached two-car garage with roof deck.

Continued to May 20, 2022

138-22-Z ZONING DISTRICT: RT-4 WARD: 43

APPLICANT: Cynthia Kim **OWNER:** Same as applicant

PREMISES AFFECTED: 1932 N. Seminary Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 44.50' to 8.5'*, north side setback from 5' to zero for a proposed one-story addition between two, two-story buildings to be connected with a second-floor addition above and to convert to

a single-family residence.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas — Chairman, Esposito, Sanchez, Saul, and Toia.

139-22-Z ZONING DISTRICT: RT-4 WARD: 43

APPLICANT: Cynthia Kim **OWNER:** Same as applicant

PREMISES AFFECTED: 1932 N. Seminary Avenue

SUBJECT: Application for a variation to relocate the required 598 square feet

of rear yard open space to a proposed roof deck that will serve a

proposed single-family residence.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

At 4:10 PM, Chairman made a motion to recess until 4:20 PM. Second by Toia. Motion carried 5-0: yeas – Chairman, Esposito, Sanchez, Saul, and Toia. The Board then stood in recess until 4:20 PM.

^{*}Amended at hearing

At 4:20 PM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 4-0: yeas – Chairman, Esposito, Sanchez, and Saul. The Board then reconvened at 4:20 PM. Toia rejoined the meeting at 4:23 PM.

140-22-S ZONING DISTRICT: C2-3 WARD: 32

APPLICANT: Green Therapy

OWNER: 1714 North Damen Avenue Limited Partnership

PREMISES AFFECTED: 1720 N. Damen Avenue

SUBJECT: Application for a special use to establish an adult use cannabis

dispensary.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

CONTINUANCES

10-22-S ZONING DISTRICT: C2-1 WARD: 37

APPLICANT: Grand Gas Mart, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 4755 W. Grand Avenue

SUBJECT: Application for a special use to establish a gas station and

accessory retail convenience store. Continued to May 20, 2022

76-22-Z ZONING DISTRICT: C2-1 WARD: 37

APPLICANT: Grand Gas Mart, Inc.

OWNER: Same as applicant

PREMISES AFFECTED: 4755 W. Grand Avenue

SUBJECT: Application for a variation to reduce the minimum lot area from

the required 20,000 square feet to 17,367 square feet for a proposed four pump gas station with convenience store.

Continued to May 20, 2022

11-22-S ZONING DISTRICT: B3-2 WARD: 8

APPLICANT: Stony Fuel Mart, Inc. OWNER: Same as applicant

PREMISES AFFECTED: 9155 S. Stony Island Avenue

SUBJECT: Application for a special use to expand an existing gas station

building from 1,019 square feet to 1,632 square feet which is 60%

increase in floor area.

Continued to June 17, 2022

45-22-S ZONING DISTRICT: B3-2 WARD: 32

APPLICANT: Chipotle Mexican Grill Inc.
OWNER: GW North & Western, LLC
PREMISES AFFECTED: 1615-19 N. Western Avenue

SUBJECT: Application for a special use to establish a drive through facility to

serve a proposed fast-food restaurant.

Continued to June 17, 2022

49-22-S ZONING DISTRICT: C1-2 WARD: 27

APPLICANT: Mohammad Shaikh
OWNER: Same as applicant
PREMISES AFFECTED: 33 N. Western Avenue

SUBJECT: Application for a special use to expand an existing gas station from

1,000 square feet to 1,700 square feet.

Continued to June 17, 2022

67-22-S ZONING DISTRICT: B3-2 WARD: 40

APPLICANT: Tri City Foods of Illinois, LLC

OWNER: 2427 W Lawrence Avenue Venture, LLC

PREMISES AFFECTED: 2449 W. Lawrence Avenue

SUBJECT: Application for a special use to expand an existing single lane

drive-through to a double lane drive-through to serve the existing

fast-food restaurant.

Withdrawn

75-22-S ZONING DISTRICT: B3-2 WARD: 8

APPLICANT: Jackie Jackson Birthrights Inc. dba Fatburger

OWNER: Jackie Jackson Birthrights Inc.

PREMISES AFFECTED: 823-33 E. 87th Street

SUBJECT: Application for a special use to establish a one-lane* drive through

facility to serve a proposed one-lane* drive through facility to

serve a proposed fast-food restaurant.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas — Chairman, Esposito, Sanchez, Saul, and Toia.

*Amended at hearing

81-22-Z ZONING DISTRICT: B1-1.5 WARD: 43

APPLICANT: New Leaf Acquisitions, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 1810-20 N. Wells Avenue

SUBJECT: Application for a variation to reduce the front setback from 8.1' to

7.26', rear setback from 30' to 19.5' for a proposed three-story upper building addition, a two-story addition, and a one-story addition to four existing adjacent buildings to consolidate them into a single principal four-story building with ground floor retail uses and eighteen parking stalls and to convert from eight to

eighteen dwelling units.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

92-22-Z ZONING DISTRICT: RS-3 WARD: 44

APPLICANT: Jonah Rubin **OWNER:** Same as applicant

PREMISES AFFECTED: 1054 W. Oakdale Avenue

SUBJECT: Application for a variation to reduce the east side setback from

5.24' to 0.17', (west side setback will be zero), combined side yard setback from 13.1' to 0.17', reduce the rear setback from 36.83' to 0.58' for a proposed rear story addition, new second story addition,

new attached two car garage connecting to the existing nonconforming coach house to convert a four-story, single family residence and non-conforming coach house to a two and four-story two dwelling unit building.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

Motion to move into closed session pursuant to Sections 2(c)(4) and 2(c)(21) of the Open Meetings Act for the purpose of: (1) considering the evidence and testimony presented in open session; and (2) conducting Board's mandatory six-month review of closed session minutes made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia. Meeting went into closed session at 7:33 PM.

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia. Meeting returned to open session at 8:14 PM.

Motion to approve all continuance requests to the dates previously stated made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

Motion to approve all withdrawal requests. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

Chairman reported that in closed session, the Board had determined that the Board's written closed session minutes did not require confidentiality and after their approval at the Board's next meeting, they would be available for public inspection. However, the Board had determined that the need for confidentiality still existed for all verbatim recordings of closed session.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 47-22-Z, 48-22-Z, 56-22-S, 57-22-Z, 502-21-S, and 503-21-Z made by the Chairman. Second by Toia. Motion carried 5-0; yeas — Chairman, Esposito, Sanchez, Saul, and Toia.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of March 18, 2022 made by the Chairman. Second by Toia. Motion carried 5-0: yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

The Chairman moved to adjourn at 8:25 PM. Second by Toia. Motion carried 5-0; yeas-Chairman, Esposito, Sanchez, Saul, and Toia.

Adjournment.

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